



**SPECIAL COMMON COUNCIL MEETING
SEPTEMBER 4, 2012
6 P.M.**

Special Meeting	The Special meeting of the Common Council of the City of Middletown was held in the Council Chamber of the Municipal Building on Tuesday, September 4, 2012 at 6 p.m.
Present	Deputy Mayor Robert Santangelo, Council Members Thomas J. Serra, Ronald P. Klattenberg, Mary A. Bartolotta, Gerald E. Daley, Hope Kasper, Grady L. Faulkner, Jr., Philip J. Pessina, Joseph E. Bibisi, Linda Salafia, Todd G. Berch, and Deborah Kleckowski; Corporation Counsel Daniel B. Ryan, Sergeant-at-arms Police Chief William McKenna, and Acting Common Council Clerk Linda DeSena.
Absent	Mayor Daniel T. Drew
Also Present	Public Works Director Bill Russo, Chief Building Official John Parker, Finance Director Carl Erlacher, Director of IT William Oliver, Personnel Director Debra Milardo, Planning, Conservation, and Development Director William Warner, City and Town Clerk Sandra Driska, Water and Sewer Director Guy Russo, Parking Director Geen Thazhampallath, Acting City Attorney Timothy Lynch, Acting Chief of Police William McKenna, Park Supervisor John Milardo and Recreation Supervisor Deb Stanley, Russell Library Arthur Meyers, Youth Services Director Justin Carbonella, Director of Health Dr. Joseph Havlicek, Tax Assessor Damon Braasch, Fire Chief Gary Ouellette, Director of Communications Wayne Bartolotta, Director of Human Relations Faith Jackson, Arts Coordinator Stephan Allison, Joseph Samolis Administrative Aide to the Mayor and 4 members of the public.
Meeting Called to Order	The Acting Chair calls the meeting to order at 6:04 p.m. and asks Guy Russo, Director of Water and Sewer to lead the public in the pledge of Allegiance.
Call of Meeting Read	The Call of the meeting is read and accepted. The Deputy Mayor declares this call a legal call and the meeting a legal meeting.
Workshop Opens	<p>The Acting Chair opens Questions to Directors workshop at 6:04 p.m.</p> <p>Councilwoman Kasper is recognized and asks to address questions to William Warner, Director of Planning, Conservation, and Development. She states the resolution is waiving the building permit fees and says the Council will waive them and further in the resolution, WPCA has authority over the sewer portion, do you have a break down on this. Mr. Warner states he does and it is based on the number of units and information from the developer and based on 176 units and costs to build the building and the estimate for building permits is \$345,000 and estimate of water was \$264,000 and Sewer is \$308,000 Councilwoman Kasper asks if Planning and Zoning is looking at a plan for the riverfront. Mr. Warner responds no. The Economic Development Committee recommended the waiving of these and the resolution supports the project. Councilwoman Kasper states this is based on the vote of the referendum and I believe Planning and Zoning is looking at a plan for the riverfront; has that been completed. Mr. Warner responds Planning and Zoning has not done anything on the riverfront. They had discussions last year and since the election, there has been no discussion. Councilwoman Kasper asks if they had discussion on uses of the riverfront. Mr. Warner replies they did on the general concept. They had workshops in 2010 and 2011 and went over the strengths and weaknesses of the area. Councilwoman Kasper states in the 175 units, do you have the number that is studio and one bedroom and two bedrooms. Mr. Warner states the Economic Development Committee said \$1,000 rent for the studio; Councilwoman Kasper says she was asking the number of them. Mr. Warner states the developer will touch on that in the presentation. Councilman Pessina states the developer indicated the minimum rent for the studio would be \$1,000 a month. Councilwoman Kasper states is that compared to other apartments in the City. Mr. Warner states the developer has done a market analysis on it and can explain.</p> <p>Councilman Berch is recognized and states there is conflicting information between the Developer and Planning and Zoning. He asks about the dollar of the project and the units. Mr. Warner states the project is a \$36 million project; fees based on the construction of the building is \$20 million and does not include site work, removal of hazardous materials, etc. Councilman Berch states where did the estimate come from. Mr. Warner responds from the developer. Councilman Berch asks about the fees; Mr. Warner states he just</p>

offered capping at \$450,000. Councilman Berch states the cap is \$450,000 but we don't have an end number and will it cost more. Mr. Warner responds the hook-up fee is the same and that is a known. It caps the hook-up fees and nothing about construction. Councilman Berch asks Mr. Warner to explain what a floating zone is and its relevance to planning and zoning because it is relevant to this resolution. Mr. Warner responds it is a new zone is required and he is recommending it. Councilman Berch states they have not considered this yet. Mr. Warner responds no. He states there will be no appropriation and there is no cash outlay by the City of Middletown.

Councilman Serra asks if Mr. Warner did the exercise of year 1, 2, and 3 and how much it will cost up front and then how much we will make at the end. Mr. Warner responds in the fiscal impact, I do that. First 4 years they pay what they pay now and then it goes up and we don't know what the value will be and all we can do is the \$20 million investment and gives the figures. Councilman Serra states the first year, second year make up some of it. Mr. Warner replies it is revenue if the development happens. Councilman Serra states the second year we will have some investment. Mr. Warner responds no. What he has done in the fiscal impact in a ten year horizon is that you will collect in ten years \$2.6 million and that includes the abatements. Councilman Serra states the City gets \$2.6 million over ten years. Mr. Warner responds and \$450,000 of the fees as well.

The Acting Chair recognizes Councilman Pessina who states you are going on a lot of assumptions and if you are guesstimating the water and sewer fees, how much will the land tax be. Mr. Warner responds the developer has it under contract and he is not discussing what he is buying it for. Councilman Pessina states the project, it is \$36 million; Mr. Warner responds yes. Councilman Pessina states the cart is before the horse; has Planning and Zoning been consulted. Mr. Warner responds the project won't happen if the financial aspects don't work. This is the financial aspect and for it to work he needs the abatement and if the Council votes favorably, he will do the design and go to Planning and Zoning. Councilman Pessina he is looking for \$500,000 for abatements. Bill states it will be more than that. Councilman Pessina states he will invest in this project, what about the flood plain. The 40 years he has been in the City, there has been flooding there. Mr. Warner responds the building is not in the flood plain. Councilman Pessina asks about traffic and the roads and you will have people renting this. Something doesn't seem right. Mr. Warner states those are legitimate questions and belong at Planning and Zoning and the developer clearly will not spend the money to do engineering and traffic designs if the finances don't work and he needs the Council to agree. Councilman Pessina states why should the City give him \$500,000 or more for the tax abatement. We don't know what we are going to do there. We have visions floating around and Planning and Zoning has not nailed it. What is the area going for now. Mr. Warner responds mixed use. If you look back to 1965, 1985 there was a study and the 2000 charette and recently with Planning and Zoning, everyone has said this site is ideal for housing, high end. It is not a commercial site and we don't want industrial. We have concluded it is ideal for high end residential and the charette said we should have high end residential what we are doing is subsidizing the developer for high end residential. We want attractive architecture on the river. Councilman Pessina you mention high end; do you mean rents and people working in the professional sector. Mr. Warner states yes. That is what was concluded. Councilman Pessina states that is before the economy tanked. I don't think this is a good time. Mr. Warner states we are not the developer. The developer will take the risk and there are pretty stiff risks to make this work and he has to build it and his market studies say if he builds a high quality product with river views, it should be supported by the market. The Acting Chair asks if he is debating with the director. Councilman Pessina states the public needs to hear this. The Acting Chair states you are debating and this is questions to directors. Councilman Pessina states we have to protect the public's interest. Mr. Warner responds we give tax abatements and we have been giving them and none have been denied; we give up money we will collect and we will tax them for a long time. We can say no to the development, then you get \$22,000 a year and if you approve this you forego taxes for 4 years, but then taxes go up to \$2 million.

Councilwoman Bartolotta asks what year development will start. Mr. Warner responds the presentation has exact time frame about the abatement, the first 4 years it is fixed at current rate and the fifth year we will be collecting 20% and it will take 8 years to be 100%. Councilwoman Bartolotta asks year six or seven where will we be. Mr. Warner states the abatement doesn't kick in until the project is done. Councilwoman Bartolotta year 8 should be where renting occurs. Mr. Warner states year one tax abatement occurs when certificate of occupancy is done. You will get \$22,000 during construction and once the certificate is issued, the abatement starts. It will take us 8 years to get to 100%.

The Acting Chair states at 6:30, the developer presentation will start.

Councilman Berch asks to address questions to Damon Braasch, about the \$22,000 for four years. Number 6 and through 10 on the grand list, what are they. Mr. Braasch states apartments. Councilman Berch states have they ever been abated. Mr. Braasch states he is not sure. Councilman Berch asks about EGI; Mr. Braasch responds that is effective gross income. There are three approaches, and the income approach states he would pay more for property for a higher income stream. Councilman Berch asks about the fairness of the abatement. and the total package of stabilization is \$376,000 and comparable to the apartment assessment is \$80,000 and if we used a PILOT program at 16% with 25% occupancy it is about \$99,000 per year and as occupancy grows so does the tax rate. Mr. Braasch responds it is not an accurate question and we would not revalue the property and it would be based on Marketing occupancy. Councilman Berch states we are holding it fixed at \$22,000 for the first four years and if there was a pilot process, it might be fair. Mr. Braasch responds he can't answer that. He would look at market occupancy and potential income for all and in general a higher vacancy rate we may get a lower value and lower value, different assessment.

The Acting Chair states time for presentation.

Councilwoman Kasper has a question for the City Attorney. She states in our resolution it talks about CT General Statute to grant seven years for developers who develop something of \$3 million. Acting City Attorney Lynch states he doesn't have the statute in front of him but thinks the \$3 million is the benchmark and he can check that for her. Councilwoman Kasper asks that he does.

Councilwoman Kleckowski has a quick question for Mr. Warner. She thanks him for the memo and asks how long the construction project is anticipated to be. Mr. Warner responds it is in the presentation. It is tied to the treatment plant and occupancy will not occur until the water treatment plant is removed.

Councilwoman Bartolotta asks about the South Cove Project; does this fit into that plan and can't recall to see if there was an apartment project. Mr. Warner states South Cove identified this as high end residential. Councilwoman Bartolotta asks apartments. Mr. Warner responds yes.

Workshop Closes

The Acting Chair closes the questions to directors at 6:36 p.m.

Presentation Opens

The Acting Chair begins the Waterhouse Development presentation at 6:36 p.m.

Mr. Marty Smith and principal Waterhouse Development on South Main Street Middletown. He goes over three things discussing his company, project detail, and discusses why they are looking for the tax abatement. They have developed hundreds of homes in the Route 9 and shoreline area and they have been looking at a residential site for apartment buildings. He states they have been popular in New Haven, Hartford, and Glastonbury. It has easy access to Route 9 and great recreational opportunities and has some excellent views. He shows the property of Jackson Corrugated and they ceased making boxes at this location last year. He states they had concerned and did a detailed environmental review and found contamination and found the cost is within their budget. It is not contaminated like OMO. (Audio unclear) for the last 12 years, the City has been studying this and they are doing a backwards way to design this. Typically they get a piece of land and develop it and it would be better to give the City what it wants (audio unclear). The company they engaged is Pro Con. This is an example of their work. He discusses a 2011 technical memorandum. There are three components: the wastewater treatment site; OMO; and our site are the main components for the waterfront development plan. With our project and the work being done at OMO and the City taking on the movement of the Wastewater Treatment plant. In 2000, a waterfront charette was done. The City had hired Cotton Moore to do a conceptual plan. The upper left hand corner is the apartment at the Jackson site, on our site. We looked at what the City wants and came back to high end residential. They don't think it is the best architectural plan for the site. The area in blue is the 100 year flood plain and our site is outside that. Our site, you can see the building will be outside the 100 year flood plain. You can see how big it is and how it will impact the plans. This site is the best place for residential. Essentially they have an 8.8 acre site. (Audio unclear) the most popular units selling in these settings are the studio units. We have oriented the buildings with views toward the river. The clubhouse and pool are close to the river. One of the most expensive features is podium style parking. It is parking garage at grade and build the building on top of it and we are here because of the extra cost of building. This allows the green space for this project. It is their goal to apply for a Green Building Tax Credit. They want a Gold LEED standard and the project would consume 30% less energy. At the top of the building you can see balconies; they can't have all the parking underneath. The Tower is designed after the old city hall; the new police station has one and

they are drawing on those. There is a clubhouse with a pool and a community room; there is also storage for small boats and bicycles. It is oriented for people to walk to downtown. He states why are they asking for assistance. The project has added costs of \$7.4 million for podium parking. The City asked for quality building. That is why they are here first. In order to get this done, they want the Council's support on the tax abatements proposed so they can build the quality building. In terms of the rent, the rents could not be competitive or financeable without the tax abatements. The studio units are going for \$2 per square foot. Mr. Warner's assessment numbers are different than ours and the final assessment will be determined at that time. He discusses the units. The present tax rate over the next ten years is \$22,000; you are creating the opportunity for greater tax revenues in the long haul. Middletown Eye is suggesting the project is getting a \$3.2 subsidy. We are not asking the City to give us any revenue they are already getting. We ask that the taxes be frozen for a project that will generate new revenue. We are not looking for grants or parking garages, but we need a chance to generate the revenues. You are talking about revenues you did not get and counting it as a subsidy. What a future developer will do; we have control of the site for a long time and any developer will face the same economic hurdles that we are. It is not like we go away and someone comes up with a better idea. The benefits to the City is a \$25 million building on the riverfront; 250 jobs during construction; remediation of contamination; donating an easement to the City of the waterfront piece that will allow connection to the waterfront linear park; the project will bring economic activity to the downtown area; someone makes the first move and there is a fear being the first one in and we are saying we believe in what the City is doing and we admit we are early but not too early. He shows the land of the easement. He discusses the timing of the project from Omo cleanup, through the closing of the wastewater treatment plant by 2015. He states it is an eighteen month construction cycle for the project. If you look at the project, it is five stories and you will see this from Harbor park and noticeable from Route 9 and the bridge. About timing, he discusses interest rates and that there is investment interest and those don't last. Interest rates will not last forever and projects this size need to depend on those. They talked about the City's help and the phase-in with full taxes in year 8 at \$500,000. We have asked for building permit and utility connection charges capped at \$450,000 and they need to know the numbers will stand up over the course of time. Investors want to know that and by capping the costs we can do that. Their action plan is approval by EDC and the Council; creation of a riverfront overlay zone; Planning and Zoning special exception application, and Inland/Wetlands application; and the City confirms the wastewater plant decommission and the financing is completed.

Meeting Recesses

The Acting Chair states it is time to start the regular meeting. Councilman Serra moves to recess the meeting and his motion is seconded by Councilman Bibisi. The Chair declares a recess at 7:05 p.m.

Meeting Reconvenes

The Acting Chair calls the meeting to order at 7:06 p.m.

Councilman Klattenberg states the previous plan the master plan with various elements are you treating this project separate from or will it be integrated with other elements of the riverfront. Mr. Smith responds every plan we see has a high-end residential development on the Jackson property and Planning and Zoning, on the technical memo said to make the land for waste water treatment plant open for public use and if the water treatment plant is shut down, positive things will happen and is a catalyst and OMO is more of a commercial site and is a beautiful site. Councilman Klattenberg there is no other integration. Mr. Smith states there is always moving pieces and we know this portion we can handle and do a good job and work with other developers and bringing people to the area and it will be an incentive for commercial or retail. We are not working with anyone else except our construction team. Councilman Klattenberg states he asks the question because in the plan from a couple of years ago was a plan for a boardwalk or outdoor amphitheater or the commercial development and requires infrastructure and whether the infrastructure will be compromised because you are so far ahead of the curve. Mr. Smith states he can't answer that.

Councilman Berch in your proposal could the space be commercial. Mr. Smith responds it could be commercial on the first floor and residents above. Councilman Berch states with regard to a project like this in Stratford. Mr. Smith responds I am not familiar with it. Councilman Berch you have experience with waterside development. Mr. Smith states they were not on the water. Councilman Berch states there is a small strip of land that is an easement. Mr. Smith states they have no plans to use it except maybe a dock and because of what the City is doing, they could give the easement to the City. Councilman Berch asks if parking would be available and it is a nice plan but excludes people from utilizing the riverfront. Mr. Smith responds he is not sure of your point. Councilman Berch states the project is taking up riverfront and is it for the sole use of the residents. Mr. Smith responds no only if they build a dock and the City's own plans by the Wastewater Treatment plant is public boat

access and what the City would do would be far better than what we would propose.

Councilman Pessina asks if they checked with water regarding the wells along the river. Mr. Smith regarding the aquifer. Councilman Pessina yes our wells are down there and would there be repercussions. Mr. Smith replies he doesn't think so; it was a manufacturing site for many years. Councilman Pessina asks for Guy Russo. Mr. Russo states no; we answered a similar question with OMO and the aquifer concludes north of the last well and very little influence coming up the river and access is through CVH and across the river through Portland. Councilman Pessina asks about market analysis for potential for renting this. Mr. Smith did a full market study and tells us to invest in this project. In similar projects, they are full. He talked to a developer in Hartford and he has a waiting list for studio apartments at State Street, 32 stories and it is full and the demand for studios is there. Young people want a nice place to live and are looking at smaller units in a better location. He states he has 3 kids one at Wesleyan and another in the Coast Guard and Middletown is the place to go, easy commute and safer than the bigger cities. Councilman Pessina states you are talking apple to oranges you are talking inner downtown inner city and your project is talking about a much different type; your project is talking a different type of setting like recreation, views of river, accessibility and walk to downtown. Mr. Smith it is better than some of those downtowns; it is a more livable experience than in downtown Hartford, it is more safety and there is a need for apartments. There is a true need for apartments based on demographics and economics. Renting is a very popular and in-demand thing right now and he doesn't think it will let up. Councilman Pessina in your presentation you alluded to the economic development that will transition to our Main Street and business community and have you had conversations with the Chamber. Mr. Smith responds yes. Councilman Pessina asks if the Chamber is supporting this. Mr. Smith states they are asking us to speak to their executive committee and they will be doing that next week. He thinks the Chamber will support it. Councilman Pessina the design of the building and no one knows what will happen and if the wastewater vote goes down, the project won't go if it is voted done. Mr. Smith states yes. Councilman Pessina states he is not sure they are ready to do this and the design. The Acting Chair asks if there is a question. Councilman Pessina states was there any opportunity to reach out to the public before you came here. Mr. Smith states he is a developer and he looks at what the City says and what the City's own documents are and what the City has done. The last thing he wants to do is bang his head against a wall and he thought he did it right this time. They looked at the City's charette and the studies done in 2002 and 2011 and the City said they wanted high density high end residential on this site. We already have public input from elected citizenry and the charette and they felt safe with this plan and thought they had public input. If there is more public input it will show up at Planning and Zoning. Councilman Pessina is not comfortable. Mr. Smith states he understands.

Councilman Bibisi asks a point of clarification; item 2, second page, Waterhouse and investors will not seek financing which requires income restrictions and in your presentation you are seeking HUD. Mr. Smith responds the T21D program does not have income restrictions. There are a number of HUD programs and this one does not have income restrictions. HUD has attractive financing and all this is, is a potential, long-term financing and might not be the best. We have to abide by this resolution to get the abatement. Councilman Bibisi states HUD does not have restrictions. Mr. Smith responds we have to abide by the resolution and if he comes in with restrictions, he does not get the abatement.

Councilwoman Bartolotta asks over the ten year period, it is \$2.4 million; Mr. Smith states our numbers are a little different because we are using a different assessment; it is almost \$2.5 million. Councilwoman Bartolotta \$2.5 million over ten years. Mr. Smith responds a net positive income. Councilwoman Bartolotta what is the easement. Mr. Smith replies ½ acre. Councilwoman Bartolotta states the building would start in 2014 and take 18 months. Mr. Smith yes. Councilwoman Bartolotta how long are the contracts for. Mr. Smith states he will not answer that. Councilwoman Bartolotta in the studio apartments you weren't sure about how many and on the smaller side. Mr. Smith responds yes. Councilwoman Bartolotta studio means a one bedroom; Mr. Smith one room apartment with kitchen and sleeping area and no doors between. Councilwoman Bartolotta states typically it would be for a child. Mr. Smith states typically people in studios with children is very small. Councilwoman Bartolotta how many are studio apartments. Mr. Smith about 1/3 of them and they may change the mix. Councilwoman Bartolotta expectations for the others. Mr. Smith one or two bedrooms and are not sure about the two bedrooms; maybe the top floor for the best views and they debate that weekly.

Councilman Faulkner states he drove up there last weekend to look at this and tried to figure out where you would put this for example there is a railroad track and he wouldn't want to live in a luxury apartment with that and he wonders

what infrastructure the City will have to build for you for the property for luxury apartments. Mr. Smith states infrastructure on the site is our responsibility and they won't expect to move the trains. It is not active and there are plenty of luxury buildings near active railroads. The buildings will have podium garage and the building apartments would be above the tracts and up one story. Councilman Faulkner you would use easy access. Mr. Smith responds the main roads, River Road and they have an emergency exist on Eastern Drive and they would not use the underpass. Councilman Faulkner states the roads are there. Mr. Smith yes. Councilman Faulkner you don't have expectations from the City. Mr. Smith states unless the City wants to do something nice. Councilman Faulkner asks about cash flow and nothing happens for five years for you. Mr. Smith states when construction starts that is when the money starts to flow. They have to spend money for approvals and they have to do design work and traffic study for Planning and Zoning. They will be spending hundreds of thousands more beyond this before they get final approvals. That is why they want endorsements tonight to see if the City is behind us. Councilman Faulkner states in terms of the City outlays, when does that happen in terms – we have to spend \$1 million. Mr. Smith states the City spends nothing. The abatements are coming from future taxes. Councilman Faulkner states the hook-ups of water and sewer, you will do that. Mr. Smith we are asking that those fees be capped at \$450,000 including building permit fees. Councilman Faulkner asks if it is for work to be done. Mr. Smith some is for work to be done. Councilman Faulkner it has to be done before you start. Mr. Smith it is done along with the project.

Councilman Serra states it is cash flow so you will be paying us up to \$450,000. Mr. Smith responds yes we will pay you \$450,000. Councilman Serra states if it is more, it will be abated. Councilman Faulkner states we are saying it will cost more; do we know how much. Councilwoman Bartolotta responds approximately \$375,000 if they max out. Councilman Faulkner asks if the investors are known in Waterhouse. Mr. Smith responds they are in the process of obtaining those investors. Councilman Faulkner states you are sure you will get them. Mr. Smith replies he hopes so. Councilman Faulkner states what happens if you don't; Mr. Smith responds the project doesn't get built.

The Acting Chair recognizes Councilman Berch; Councilman Daley states he has not spoken as yet. The Acting Chair states Councilman Berch, you have spoken and gives the floor to Councilman Daley.

Councilman Daley states the information provided is helpful and my question is along the lines of what Councilman Pessina was getting at and his question is, it is important for you to explain why Waterhouse is seeking this now and why not wait for the referendum. What is the importance of this support at this stage. I am concerned there is some feeling this is the last opportunity for any City body or public to weigh in on the design and that is wrong; Planning and Zoning determines that. Why are you coming now for financial assistance. Mr. Smith responds we are here today because the project has a long lead time and we need to know we can secure the investors and final financing. It is a long process and the investors said to us on this project they need to know if the Council is behind us; without that there is no project. It is so investors are comfortable so we can get overall financing and we are comfortable to do the full scale plans for planning and zoning. That is why we are here tonight. If there is no Council support or public support it doesn't work. Councilman Daley states many projects have gotten killed because they couldn't get financing in place because too much money and time was spent on design details and we have seen projects like that and it is to your credit to ensure the financing is lined up at an early stage. There is a window that could close. Mr. Smith states there are so many things outside our control and the big economic issues that could drive up the interest rates that would affect its viability and that is why we are here today.

Councilman Klattenberg states if you can answer this question, whether WPCA has not reviewed your application, can we cap the charges. Acting City Attorney Tim Lynch states he believes the way the resolution is worded, it is subject to the WPCA approval so you can act on it tonight. Councilman Klattenberg states does it say that and reads the resolution. Attorney Lynch responds it doesn't delay your acting tonight.

Councilman Berch is recognized and asks about effective gross income. The development you are proposing, 176 units is comparable than the other units and complexes in the City, but his first five grand list people are corporations and six onward are the apartment complexes and they don't have abatements, they are real numbers and that being said the effective gross income and if he had a better place to live, he would move to apartments to the river and that would affect my gross income. The abatement makes your rent smaller and you have a third party study done. Mr. Smith responds Malone and McBroom; Councilman Berch asks what they are using for comparables. Mr. Smith says those that compare to what we want to build. If we could, the City says they want the highest quality building on the river and subsequently our costs will be

higher there than off the river so what we are trying to do, we will charge premium rents comparable to projects in New Haven, Hartford and Glastonbury and higher than what is being charged in Middletown. Are we going to take business from other taxpayers, he doesn't think that is the case. There is a 2.7% rate in Middletown; Middletown is essentially full and we will provide more to meet the need at a different price point that is not here. We will eventually become one of those taxpayers and we need the City's help to do this. Mr. Berch states he believes you will take from the taxpayer and you are being given an unfair tax advantage. Mr. Smith replies if you made them build to the same quality that we are, that would be true, but you are not. If you require them to build at the same level that would be true, but you are not and that is the difference.

Motion to Adjourn

Councilman Serra moves to adjourn and his motion is seconded by Councilman Faulkner. The Acting Chair calls for the vote and it is unanimous with eleven aye votes. The Acting Chair declares the meeting adjourned at 7:35 p.m.

ATTEST:

MARIE O NORWOOD
Common Council Clerk